



26 STATION ROAD

Crewkerne, TA18 8AJ

Price Guide £255,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Good size Victorian three bedroom terrace house with long rear garden and unrestricted roadside parking. There is double glazing to the front and gas central heating and a South-westerly facing garden. The property provides easy access to the town centre yet is only a short walk from the train station. The accommodation briefly comprises, entrance hall, sitting room, dining room, kitchen and rear lobby. On the first floor there are three bedrooms and a bathroom.

## Situation

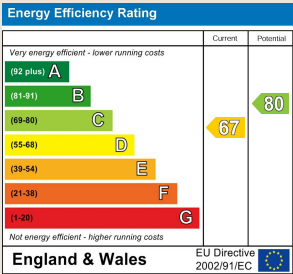
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Council Tax Band: C  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Hall

Double glazed front door, stairs to the first floor with storage cupboard under, radiator, original feature tiled floor.

## Sitting Room

16'4 × 9'10 (4.98m × 3.00m)

Double Glazed bay window, feature fireplace, picture rail, radiator.

## Dining Room

12'10 × 11'7 (3.91m × 3.53m)

Double doors to the rear lobby, gas fire, original feature tiled floor.

## Kitchen

15'8 × 9'9 (4.78m × 2.97m)

Windows to the rear and side, side door to the lobby. Range of fitted units with inset stainless steel sink/drain, space for cooker, washing machine and fridge/freezer, original feature tiled floor.

## Rear Lobby

11'7 × 5'6 (3.53m × 1.68m)

Double glazed window and door to the garden, original feature tiled floor.

## First Floor

Landing, airing cupboard, loft access.

## Bedroom One

13'8 × 12'1 (4.17m × 3.68m)

Window to the front aspect double glazed, built in cupboards, radiator.

## Bedroom Two

11'2 × 9'9 (3.40m × 2.97m)

Window to the rear aspect, picture rail, radiator.

## Bedroom Three

11'7 × 7'1 plus door recess (3.53m × 2.16m plus door recess)

Window to the rear aspect, cupboard housing boiler, radiator.

## Bathroom

6'2 × 5'6 (1.88m × 1.68m)

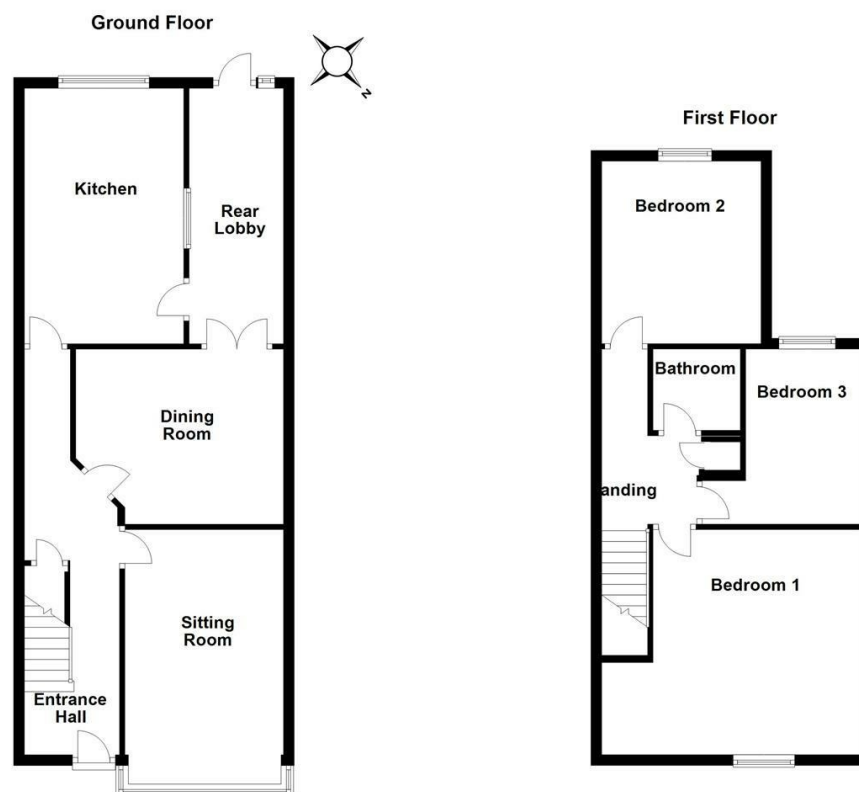
Coloured suite comprising, panelled bath, pedestal wash hand basin, low level W.C, light/shaver socket, radiator, extractor fan.

## Outside

The property has a raised front garden with steps and path to the front door, roadside parking is available on a first come first serve basis with neighbouring properties taking out the front garden to make driveways. The rear garden is a great size mainly laid to lawn south-westerly facing and backing onto a field.

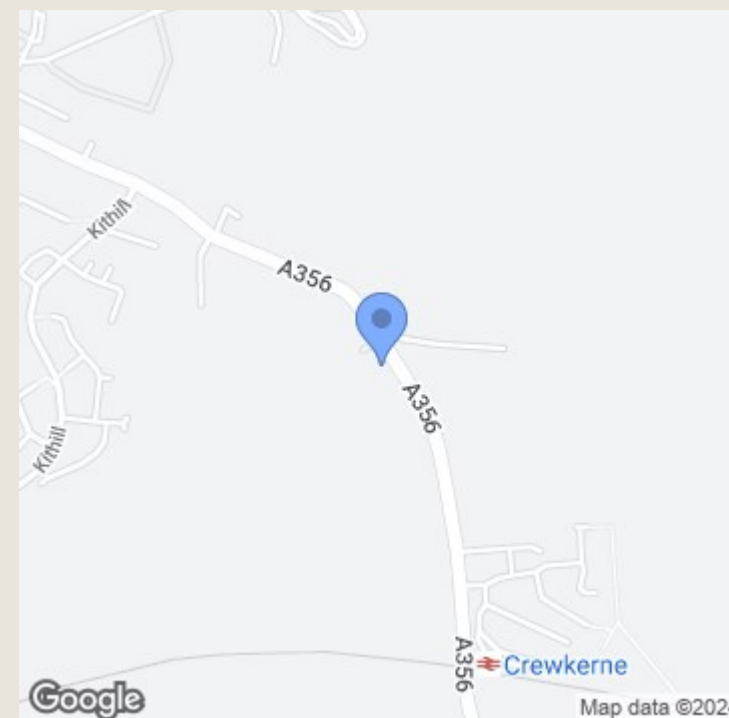
## Agents Note

Council Tax Band C. Broadband speed, FTTC. Mains gas, water, drainage and electricity.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

